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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

APRIL 8, 2024

8 **9:00 AM** **Review Commissioners Agenda and Consent Agenda**
9 **9:15 AM** **Public Comment Period**
10 **9:30 AM** **Commissioners' Staff Meeting**
11 **10:30 AM** **Update-CGI Video Production-Colin Baker**
12 **11:30 AM** **Discussion-Superior Court/Juvenile Administrator-Shelley Keitzman**
13 **1:30 PM** **Discussion-Review Proposals-MJ Neal & Associates**
14 **3:30 PM** **Briefing Among Commissioners-Discuss Individual Weekly Meetings &**
15 **Schedule**

17 The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue North,
18 Okanogan, Washington on April 8, 2024 with Vice-Chairman, Commissioner Andy Hover; Member,
19 Commissioner Chris Branch; and the Clerk of the Board, Laleña Johns, present.

21 AV Capture and Zoom provided audio and video accessibility for public interaction.

23 Chairman, Commissioner Jon Neal, was absent today.

25 **Review Commissioners Agenda and Consent Agenda**

26 Commissioner Hover and Commissioner Branch discussed when decisions of the BOCC are
27 considered quasi-judicial or not. There are not many instances when the BOCC is involved in quasi-
28 judicial matters since the hearing's examiner is hearing most of those.

30 **Public Comment Period**

31 Planning Director of Planning Pete Palmer, Dick Ewing, Kirk Johnson

33 Accepted a bid for legal notice award to Omak Chronicle. Emily Sisson asked if items would still be
34 noticed in the Methow Valley News for things happening in that area. Yes, replied Commissioner
35 Hover.

37 Kirk Johnson commented on the proposed zone code update. He summarized the following.
38 He gave his perspective on the R1 R2 subject. R2 is required by state law and he asked the board to
39 remedy that and handed out Attachment A Redline Document that listed RCW and WAC references
40 where he highlighted. He also provided from the county code R1 and R2 Proposed Rule Change and
41 highlighted soil types for minimum lots sizes. WAC 246-272A was discussed and noted R2 is not a
42 minimum requirement. He went over recommended language proposed by Mike Harr at public health
43 that were contrary on page 12. Kirk Johnson requested the BOCC promulgate correct information and
44 rectify and provide access to that data. Mr. Johnson provided a Summary of Key Rule Changes
45 February 2024 from Public Health and directed to the soil types within the WAC table.

- 46 • State laws are not forcing a blanket elimination of R1 and that only certain proposed subdivision
47 circumstances would prohibit an R1 lot formation.
48 • He explained aspects of our Planning Department 'power point' slideshow, including cited references
49 of state laws, your subdivision examples, suggested language, etc
50 • He cited Health Department website link to recent state law revisions, "Summary of Key Rule
51 Changes" <https://doh.wa.gov/sites/default/files/2022-06/RuleRevision-OSS-SummaryOfChanges.pdf>

- 52 • He cited other relevant state/county water regs
53 • He discussed how state restrictions would affect likely real-life subdivision projects and not just the
54 limited minor circumstance of a single one-acre lot subdivision with its own septic and well.

55 Dick Ewing presented visuals to show how the set backs are used for a single lot and a small
56 subdivision that he created to show how setbacks, drain field and well could be arranged to comply
57 when developing a site. He explained how a multifamily unit could work on a four acre/one acre
58 multiple dwelling site. (attached)

59
60 Correct promulgations, and planning dept presentation language in order to coheres to R1, and correct
61 R2 requirement per state law. Revision under R1 elimination of multifamily housing units and it isn't
62 apparent what the implication is and asked that it be clear in the meaning. Commissioner Hover stated
63 the BOCC did discuss this in the urban areas that could be served by municipal water. The BOCC
64 thanked the group for their comments.

65
66 **Commissioners' Staff Meeting**
67 Director of Planning Pete Palmer, Emergency Manager Maurice Goodall, Maintenance Supervisor Tim
68 Meadows, Fairgrounds Manager Nick Bates

69
70 Nick Bates gave his staff report. The center section of the Little Beef Barn is getting a cement slab
71 and the posts are being secured. Commissioner Hover wants to make sure the ground underneath is
72 prepared first before pouring the concrete. Mr. Bates informed them the building would be stabilized.
73 Deadbolts on the bathroom. Rental RVs are coming in. There are applications for Camp host and
74 maintenance personnel for the summer.

75
76 Mr. Bates discussed the Horse Barn roof repairs and said an engineer is to assess the full scope of
77 the roof and phase the project. Working with insurance adjuster on scope and timeline. The grounds
78 are getting green, working on equipment, very strict on drugs and would like to put together a drug
79 policy for fairgrounds for new hire pre-employment considerations. Already spoke to HR about a policy
80 that would be applied at the fairgrounds.

81
82 Pete Palmer provided the Planning Dept update. Doing next round of updates on Zone Code, updating
83 the SEPA checklist. The process is ongoing and a recommendation will be drafted.

84
85 In reference to earlier public comments by Kirk Johnson., Director Palmer stated the common soil type
86 in Okanogan County is fives, there will be a new round of changes and public health, Mike Harr has
87 worked hard with attorney Esther Milner on the provisions for certain smaller lots on community water
88 and sewer. Commissioner Hover would like the paths we take to be very clear and conclusion obvious.
89 Director Palmer stated the comments given are being taken seriously. Commissioner Branch asked
90 about the multifamily units were not eliminated it was put on public health to decide where those are
91 allowed base upon water and sewer. Commissioner Branch commented on having multi family units
92 in rural areas. The industry may dictate where those are. Commissioner Hover said it is more cost
93 effective to have multi family dwellings. We should not allow multifamily dwellings unless we also
94 consider Low income multifamily dwellings. The further we get out then density is considered. Make
95 sure we don't accidentally take something off the table and make sure the conditions we are doing it for
96 are very clear. In the Methow it's a group B and isn't going to be allowed. There are two main sets of
97 conditions that exist in the county for subdivisions and group B well developments.

98
99 Oneza's main purpose was to organize the code. The agencies played a bigger role in the changes
100 than the consultant did. Commissioner Hover doesn't want the agencies to tell us how to comply, but
101 rather the county stating what it is going to do to comply.

102

103 Tim Meadows updated the board on Facility maintenance he would like to rework the part time grounds
104 keeper hour with four eight how shifts. Currently four hours a day five days a week. He would like to
105 set the schedule to four-eights April through September increasing the total number of hours.
106 Commissioner Hover discussed another full-time employee to be able to broaden the scope and there
107 is more and more to do. Cost for the increase of the part time and another full-time employee
108 maintenance tech. Would like information to consider.

109
110 Emergency Manager Maurice Goodall discussed where to store items while the Sheriff's Equipment
111 and Coroner Storage project moves forward.

112
113 Equipment sheds could be purchased to store items. There is a very clean newish one at Randy's for
114 \$5700. If he doesn't have the funds in the budget how would the unit be paid. He will look at cost
115 sharing, but he still needs to look at the budget.

116
117 Commissioners discussed use of ARPA Funds for the shipping container purchase.

118
119 **Motion**

120 Commissioner Branch moved to approve the Emergency Manager to purchase a Shipping Container
121 from Randy's Towing for \$5700 purchase using the regular ARPA funds process with resolution and
122 A19 approvals. Motion was seconded, all were in favor, motion carried.

123
124 **Update-CGI Video Production-Colin Baker**

125 Colin Baker with CGI would like to aim for July since there is better chance of good weather for any
126 new footage.

127
128 Commissioner Branch has a concept there would be new footage. Business services in central valley
129 should be emphasized more and a lot of other areas serve tourism and also agricultural services to
130 characterize business services. He explained several vantage points that would capture that idea in
131 his district which is made of the most populated and least populated areas. It would give emphasis to
132 health care training programs and health services available here to make sure people are aware of.

133
134 2020 scripts, chapters story board and shot lists, were reviewed and changes discussed. Four full
135 days in July with a press release well beforehand. Press release will be used before CGI reaches out
136 to businesses. Place holder for site visit is set for July 16-19.

137
138 The commissioners continued to work on the video tour script with Colin Baker with CGI.

139
140 Tentative meeting was set to refine the shots June 25. The scripting will take a bit of time due to the
141 extended shoot date.

142
143 **Discussion-Superior Court/Juvenile Administrator-Shelley Keitzman**

144 Ms. Keitzman provided a resolution regarding splitting the position of Superior Court Administration
145 after receiving the job descriptions of the two positions. Need to transfer funds to cover the positions
146 without a budget supplemental.

147
148 **Motion Resolution 54-2024 Splitting Juvenile Services Superior Court Administrator**

149 Commissioner Branch moved to approve resolution authorizing the splitting up of the Superior Court
150 Administrator position into two positions a Juvenile Services Director and Superior Court Administrator
151 positions and adopting their corresponding salary amounts and job descriptions. Motion was
152 seconded, all were in favor, motion carried.

153

154 Commissioners discussed the process for local mental health services and regional services and when
155 the particular service is located here or in a different county. The county has to have mental health
156 services, how do we all work together to address in our region depending the needed level of service.
157

158 Commissioners recessed until 1:30 p.m.

159

160 **Discussion-Review Proposals-MJ Neal & Associates**

161 MJ Neal & Associates Luis Rodriguez, Justin Borst

162

163 How do we use the existing Courthouse for the courts? The proposed drawings were shown on the
164 presentation screen and the group discussed the proposed revision of the courthouse. Expanding the
165 front westside to provide the single point entry. The reconfiguration was discussed. Corridors would
166 still be used by staff and prisoners for each court each would end up with only one courtroom per court
167 in order to accommodate all the needs requested. Historic preservation was discussed and whether
168 or not those features be kept intact. Commissioners did not think two courtrooms would be sufficient.
169

169

170 Mr. Borst discussed a concept that would require the county to purchase the church site which would
171 allow parking expansion and then build an expansion onto the west side of the courthouse which would
172 provide more space for the additional courtroom spaces. A land swap between the old Forest Service
173 building and the church next to the courthouse would provide needed space for expanding the
174 courthouse and provide necessary parking for the services.

175

176 Commissioners discussed the ideas presented today. They would like to meet with the church on the
177 feasibility of the land swap.

178

179 Need to work on dates of when the Annex Window replacement bids go out. The state did adopt the
180 2021 building code. Some of those rules will need to be considered in this project.

181

182 Commissioners discussed land issues and land uses.

183

184 **Briefing Among Commissioners-Discuss Individual Weekly Meetings & Schedule**

185

186 The board adjourned at 4:00 p.m.